CONSTRUCTION UPDATE

University Hills Area 11 Construction Proceeds On Schedule

Click on the photo or go to [https://goo.gl/9dFsgB](https://goo.gl/9dFsgB) for a birds-eye video of the Area 11 site, taken by drone by University Hills resident Peter Burke.

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**Area 11 Timeline**

**April 2017**
Begin pouring foundations, begin framing for Phase 1.

**June 2017**
Complete exterior slope landscaping.

**October 2017 - January 2018**
Area 11-1 completion

**October 2017 (est.)**
New entrance to University Hills at Anteater Drive & Turing Street opens.

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**Phase 1 Milestones**

- Construction crews are completing the underground “wet” utilities (water, sewer, storm drain, reclaimed water) this month. This includes the lateral connections to each home for water and sewer.

- “Dry” utilities (electricity, natural gas, telecom/media) will continue through April.

- Perimeter walls and rear yardwalls are complete.

- The first four lots in sequence are in the process of forming and pouring the foundations.

- All normal construction traffic now enters the Area 11 site at the future Turing Street/Anteater Drive intersection. Exceptions could include certain large deliveries, tie-in work for wet utilities at the east end of Coltrane, and during rain events until Turing is paved.
**Area 11 Timeline Cont.**

**November 2017**
Extension of 12-foot off-street bike and pedestrian path from Coltrane Pool to Bonita Canyon Drive completion.

**October 2017**
Begin Area 11-2 construction

**Fall 2018**
Area 11-2 completion

**Fall 2019**
Area 11-3 completion

**Fall 2020**
Area 11-4 completion

For additional details about Area 11 construction please visit [www.icha.uci.edu](http://www.icha.uci.edu), Resources for Residents, Discovering University Hills. Alternatively, call the ICHA office at (949) 824-4827.

For future phases, ALL construction traffic will enter at the new intersection.

*If you have any questions or concerns, please contact: Victor Van Zandt at (949) 824-4827. Thank you for your patience during construction.*

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> **CAUTION**
> **CONSTRUCTION AREA AUTHORIZED PERSONNEL ONLY**

Area 11 is a hardhat construction zone. Please stay away from construction areas and equipment to ensure the safety of all residents.

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Click here for the previous ICHA Construction Update

For construction issues, such as dust and early starts, contact California Pacific Homes at (949) 517-8690.
What to Expect During Construction

ICHA’s construction management team will monitor construction activities in an effort to minimize the impact to the community. Residents can expect the following impacts during construction:

- Approved work hours for this project are Monday through Friday, 7 am to 7 pm (or sunset, whichever is earlier) and Saturday 9 am to 5 pm. Work is not allowed on Sunday or federal holidays.
- Increased truck and equipment traffic.
- Noise, dust and vibrations.
- Access to residences and parks in adjacent areas will remain available at all times.
- Area 11 is a hardhat construction zone. Please stay away from construction areas and equipment to ensure the safety of all residents.

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**About the Area 11 Site**

Detector strips placed in the utility trenches contain identifying data that can be detected by a handheld device once construction is complete.

This photo shows how the branches of the sewer lines tie into one line, which connects to the sewer main in the street.

Note the large footing for this rear yard wall. The wall design is analyzed by a structural engineer taking into account wind loads, soil type, and forces due to soil retaining.

The forms and rough plumbing ready for concrete pour for the foundation. Structural and seismic anchors and attachments are embedded in the foundation per the structural engineer’s requirements. The wood framing will be bolted to these anchors and attachments. The California Building Code dictates these designs and inspectors review the work both before and during the foundation pour to verify conformance with the approved plans.
**Area 11 Artifacts Date To Medieval Times**

Archaeologists have found many artifacts in University Hills during construction of new areas. The most recent discovery is a collection of saltwater snail shells dating to AD 1050-1270, which falls within the Late Prehistoric Period (AD 500 – contact between Native peoples and Europeans) according to Chris Millington, Senior Archaeologist, SWCA.

Previous guesses estimated the artifacts to be about 5,000 years old, but radiocarbon dating revealed them to be much younger. Radiocarbon dating test results are available here. The final report will be completed by Fall 2017.

**Science in the Park**

The archaeology and paleontology teams will be participating with the Cooper Center and OC Parks at the Science in the Park event, April 29, at Irvine Regional Park www.ocparks.com/parks/irvine.

The University Hills community is encouraged to attend. The SWCA archaeology team would love to meet residents and answer questions about their work in University Hills over the past decade. For more facts and history, see the Resources for Residents section at http://icha.uci.edu.
Area 11 Recreation Survey

ICHA and the HRB are collaborating on a survey of University Hills residents to gather preferences of the types of recreational amenities for the three recreational areas in Area 11 (see map above). The initial step gathered dozens of ideas from the community. That feedback will be used to design the Area 11 Recreation Survey, to be launched in May after the Community Meeting. Victor Van Zandt, ICHA’s Vice President of Planning & Construction, will present an update on Area 11 and discuss the recreation areas at the May 3 Community Meeting.

The Area 11 Recreation Survey will follow this general timeline:

**Completed:** Gather ideas for recreational amenities from the community.

**April:** Review ideas with HRB and ICHA staff. Finalize list to present in survey.

**May 3:** Community Meeting presentation, Q & A, preview of the survey.

**Mid-May:** Launch the Area 11 Recreation Survey.

**June:** Tabulate preferences; confer with HRB & ICHA staff. Validate the spacial relationships of the highest-ranked amenities.

**July:** Create draft landscape architecture plans. Review with HRB. Update civil engineering as needed so that Area 11-2 work can commence in the Fall.

**Fall 2019:** First recreation area opens to the community.

ICHA reserves the right to send to an unsubscribed e-mail certain important communications such as construction notifications or emergencies. The unsubscribed status will be respected for all other ICHA or HRB communications.